



Project hearing brief

S.No.	Particulars	Details	
1.	Name of the project	One Global	
2.	Name of the promoter	M/s Capital Heights Pvt. Ltd.	
3.	Nature of the project	Commercial Plotted Colony (SCO)	
4.	Location of the project	Sector- 73, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of license holder	M/s Goddard Builders & Constructions Pvt. Ltd.	
7.	Status of project	New	
8.	Whether registration applied for whole/phase	Whole Project	
9.	Completion date as mentioned in REP-II	30.09.2025	
10.	Online application ID	RERA-GRG-PROJ-1274-2023	
11.	License no.	184 of 2022 dated 14.11.2022	Valid up to 13.11.2027
12.	Total licensed area	7.4063 acres	Area to be registered 7.4063 acres
13.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	184 of 2022 dated 14.11.2022. 13.11.2027
	ii)	Zoning Plan Approval	N/A N/A
	iii)	Layout plan Approval	DGTCP- 8740 dated 14.11.2022 N/A
	iv)	Environmental Clearance	N/A N/A
	v)	Architectural Control Sheet	ZP-1673/JD(RA)/2023/1053 dated 10.01.2023
	vi)	Service plan and estimate approval	LC-4733-JE(DS)-2023/1635 dated 18.01.2023.
14.	Fee details		
	Registration fee	44,958.041 * 1.5 * 20 = Rs 13,48,741/-	
	Processing fee	44,958.041 * 10 = Rs 4,49,580/-	
	Late fee	N/A	
	Total	Rs 17,98,321/-	
15.	DD amount	1. Rs 6,00,000/- 2. Rs 3,00,000/- 3. Rs 8,98,321/-	
	DD no. and date	1. 024171 dated 29.11.2022. 2. 024172 dated 29.11.2022.	

		3. 024237 dated 21.01.2023.
	Name of the bank issuing	HDFC Bank
	Deficient amount	NIL
16.	File Status	Date
	File received on	11.01.2023
	First notice Sent on	19.01.2023
	First hearing on	23.01.2023
	Second hearing on	30.01.2023
17.	<p>Case History:-</p> <p>The promoter M/s Capital Heights Private Limited who is a collaborator had applied for the registration of real estate project namely "One Global" located at Sector-73, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 47332 dated 11.01.2023 and RPIN-562. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1274-2023. The project area for registration is same as that of the licensed area i.e., 7.40625 acres. License no – 184 of 2022 dated 14.11.2022 valid up to 13.11.2027. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/562 dated 19.01.2023 was issued to the promoter with an opportunity of being heard on 23.01.2023.</p> <p>On 23.01.2023, the matter was adjourned and fixed for 30.01.2023.</p> <p>The promoter submitted replies on 23.01.2023, 27.01.2023 and 3.01.2023 which were scrutinized and the status of the documents are mentioned below.</p>	
18.	<p>Present compliance status as on 30.01.2023 of the deficiencies conveyed in the last hearing dated 23.01.2023</p>	<ol style="list-style-type: none"> 1. Deficit Fee – Rs 8,98,321/- Status: Submitted vide DD no. 024237 dated 21.01.2023. 2. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Submitted but needs to be corrected. 3. Online DPI needs to be corrected. Status: Submitted but needs to be corrected. 4. Affidavit regarding no sale in the project for which license no. 92 of 2011 dated 18.10.2011 was granted, part of which stands migrated to license no. 184 of 2022 needs to be submitted. Status: Submitted. 5. Approvals / NOC's from various agencies for connecting external services like water supply, sewage disposal, storm water drainage and road access needs to be submitted. Status: Sewer, Storm, Water Supply Submitted and Road connected affidavit given. 6. Approved Service Plan and Estimates needs to be submitted.





	<p>Status: Submitted. Approved vide memo no. LC-4733-JE(DS)-2023/1635 dated 18.01.2023.</p> <p>7. Copy of Jamabandi comprising the complete land details duly certified by revenue officer six months prior to date of application needs to be submitted. Status: Not Submitted.</p> <p>8. GPA executed after the development agreement needs to be submitted. Status: The promoter stated that there is no specific requirement of GPA and further they are under process of execution and will submit shortly.</p> <p>9. Electrical load availability needs to be submitted. Status: Submitted vide memo no. Ch.-13/Drg-PLC dated 19.01.2023.</p> <p>10. NOC/ Affidavit for Forest land diversion needs to be submitted. Status: Affidavit for non-applicability submitted.</p> <p>11. NOC/ Affidavit for Tree cutting permission needs to be submitted. Status: Affidavit for non-applicability submitted.</p> <p>12. NOC/ Affidavit for Power line shifting needs to be submitted. Status: Affidavit for non-applicability submitted.</p> <p>13. Non-Encumbrance certificate from not below the rank of tehsildar six months prior to date of application needs to be submitted. Status: Submitted.</p> <p>14. Information regarding the entry of license and collaboration agreement in the revenue department needs to be submitted. Status: Submitted.</p> <p>15. Project report needs to be submitted. Status: Submitted.</p> <p>16. Pert chart needs to be submitted. Status: Submitted.</p> <p>17. Land title search report needs to be revised as per latest Jamabandi after incorporating Bar enrolment no. and certified on the latest date. Status: Submitted.</p> <p>18. Draft Application form needs to be revised. Status: Submitted.</p> <p>19. Draft Allotment letter needs to be revised. Status: Submitted.</p> <p>20. Draft Builder Buyer Agreement needs to be revised. Status: Submitted.</p> <p>21. Draft Conveyance deed needs to be submitted.</p>
--	--



		<p>Status: Submitted.</p> <p>22. Draft brochure needs to be revised. Status: Undertaking submitted to submit the same within 7 days.</p> <p>23. Cost of the land needs to be clarified according to the area applied for the registration. Status: Submitted.</p> <p>24. The financial resources of the project needs to be met the project cost, so same needs to be revised. Status: Submitted.</p> <p>25. CA certificate for non-default in payment needs to be Provided. Status: Submitted.</p> <p>26. Bank undertaking needs to be provided. Status: Submitted.</p> <p>27. Quarterly schedule of estimated expenditure needs to be provided. Status: Submitted.</p> <p>28. EDC, IDC, Conversion charges and License fee needs to be as per LOI. Status: Submitted.</p> <p>29. Cash flow statement needs to be provided. Status: Submitted.</p> <p>30. The board resolution duly acknowledged for operation of bank account needs to be revised. Status: Submitted.</p> <p>31. CA certificate for expenses incurred and to be incurred needs to be provided. Status: Submitted.</p> <p>32. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be provided. Status: Submitted.</p> <p>33. Challan copy of paid EDC needs to be provided. Status: Submitted.</p> <p>34. Loan document along with sanction letter, repayment and disbursement schedule needs to be provided. Status: Submitted.</p> <p>35. Affidavit of promoter regarding arrangement with the bank of master account needs to be revised. Status: Submitted.</p> <p>36. Miscellaneous cost needs to be clarified. Status: Not Clarified.</p>
--	--	---

Remarks	<ol style="list-style-type: none"> 1 The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. 2 Online DPI needs to be corrected. 3 Copy of Jamabandi comprising the complete land details duly certified by revenue officer six months prior to date of application needs to be submitted. 4 Miscellaneous cost needs to be clarified.
----------------	---


 (Asha)
 Chartered Accountant


 (Sumeet)
 Engineer Executive

Day and Date of hearing	Monday and 30.01.2023
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

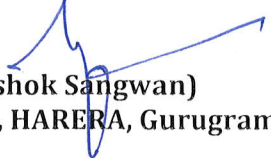
Proceedings dated: 30.01.2023.

Sh. Sumeet, Engineer Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.

Sh. B.B. Sahu (AR) and Sh. Hima Kashyap (AR) are present on behalf of the promoter.

The promoter is directed to rectify the deficiencies and the matter to come up on 31.01.2023.


 (Sanjeev Kumar Arora)
 Member, HARERA, Gurugram


 (Ashok Sangwan)
 Member, HARERA, Gurugram


 (Vijay Kumar Goyal)
 Member, HARERA, Gurugram


 (Dr. K.K. Khandelwal)
 Chairman, HARERA, Gurugram

1. J. W. S. T.